

17 August 2023

**Enquiries:** Neil Beck  
**Our Ref:** OP 2023\_5480/1 (1177374)  
**Your Ref:** 230-004

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J & V Noli Pty Ltd  
c/- Civil Walker Consulting Engineers  
PO Box 542  
CLIFTON BEACH QLD 4879

**Email:** daryl@civilwalker.com.au or jvnoli@bigpond.net.au

Dear Sir

**INFORMATION REQUEST**  
**(Given under Section 12 of the Development Assessment Rules)**

Council refers to your development application that was received on 14/07/2023.

**Applicant Details**

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**Name:** J & V Noli Pty Ltd  
**Postal Address:** c/- Civil Walker Consulting Engineers  
PO Box 542  
CLIFTON BEACH QLD 4879  
**Email:** daryl@civilwalker.com.au or jvnoli@bigpond.net.au

**Property Details**

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**Street Address:** 6 Endeavour Street PORT DOUGLAS  
**Real Property Description:** LOT: 2 RP: 739097  
**Local Government Area:** Douglas Shire Council

**Application Details**

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**Application Number:** OP 2023\_5480/1  
**Approval Sought:** Development Permit  
**Nature of Development Proposed:** Operational Works  
**Description of the Development Proposed:** Operational Works (Reconfiguration of 1 to 5 lots)

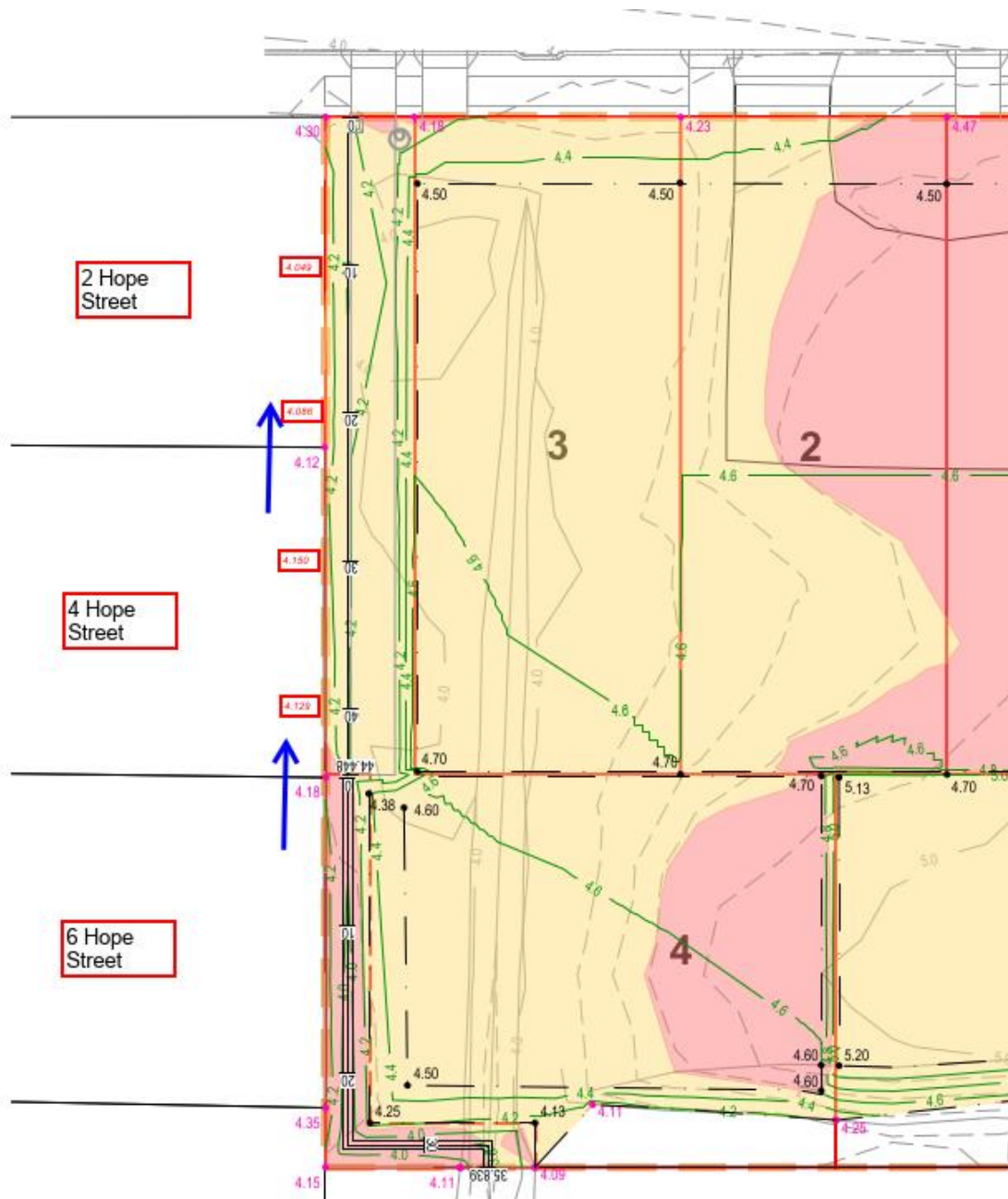
## Additional Information Requested

The following additional information is requested in order to complete an assessment of the application:

### Stormwater

1. The applicant is requested to clarify how drainage from adjacent lots fronting Hope Street is addressed as required in Condition 3c. of the Negotiated Decision Notice. In particular, "to accept stormwater discharge from neighbouring properties that front Hope Street".

Concern is raised that the driveway levels appear to be higher than the boundary levels and that runoff from these lots may be diverted by the new works into adjacent lots.



2. The applicant is requested to review and clarify the horizontal clearance between proposed Manhole Cover 1/1 and the on-grade kerb inlet pit at the boundary between Lot 1 and 5 shown on CivilWalker Plan 230-004-C10.

The Applicant is to confirm the clearance between the sewer and stormwater services noting the requirements of FNQROC Development Manual and QUDM.

*Advice Note: It is understood that PDF versions of plans may not provide the detail that the CAD plan contains. The limited clearance between services is an item for consideration and (currently) the drawing provided shows an overlap of the sewer manhole, stormwater pit and driveway kerb.*

3. CivilWalker Plan 230-004-C04 indicates no formal drainage of the southwestern boundary (common with the school) with earthworks generally not occurring within 3 to 4m of this boundary. The resulting fall of the land grades generally from right to left of the civil drawings along the boundary of Lot 4 and the surveyed section of Lot 5.

Concerns are raised that if no easement is created within Lot 4 in favour of Lot 5, Lot 5 will not have a formalised lawful point of discharge and that the drainage corridor may be impacted by actions of the future owner of Lot 4 if not secured by an easement.

The applicant is requested to confirm that an easement and suitable low flow control measures are proposed to direct stormwater flows to the stormwater easement point of discharge.

### **Earthworks**

4. The Applicant is requested to provide commentary on the earthworks grading at the rear half of Lot 2. The design contours shown on CivilWalker Plan 230-004-C04 indicate this area of the lot is a consistent level of 4.6m.

Officers are concerned the current design enables stormwater to pond in the rear half of Lot 2.

*Advice Note: It is noted that the spot levels appear to achieve the FNQROC 0.5% minimum grade.*

5. The Applicant is requested to provide commentary on the earthworks grading within Lot 5 at the rear of Lots 1 and 2. The spot levels shown on CivilWalker Plan 230-004-C04 indicate this area of Lot 5 has a low point of 4.70m at the Lot 1/Lot 2 rear boundary. The northeast corner is at 5.13m and the driveway invert to the southeast is at 5.05m. Clarification of the current design grading/levels is requested to ensure runoff is directed within Lot 5 to a Lawful point of discharge.

### **Internal Driveway**

6. Concern is raised regarding how the end chainage of Driveway 1 (Lot 4 driveway) interfaces with the start chainage of the 3m wide drainage easement.

The Applicant is to clarify how the proposed driveway and drain easement interface will be completed so that there is no limitation on its usability by future tenants of Lot 4. Reference is made to the Approved Plan WD03 (Revision D) by Best Overend & Associates.

*Note the 1 in 4 batter interface for the drainage easement, shown on CivilWalker Plan 230-004-C09, appears to contemplate a level difference of up to 400mm between the*

*invert of the drain and the southern edge (aligning with the centre of the Lot 4 driveway).*

*Extension of the driveway beyond the easement (as shown on Best Overend & Associates Plan WD03 (Revision D) is requested to formalise the access and limit future impact on the stormwater drainage operation.*

7. Provide details on the kerbing or edge treatments around the new church carparking area. The details must confirm how site runoff is directed to Endeavour Street and away from the south east boundary (the School lot).

### **Landscaping**

8. The Applicant is requested to provide details of the low screen, deep planted landscape buffer on the submitted plans noting the requirement of Condition 3(i) in Part A of the Negotiated Decision Notice.

### **Site Construction Access**

9. It is noted on CivilWalker Plan 230-004-C13 that the proposed site construction vehicle access entry device is located within Lot 3, directly behind an existing kerb inlet pit on Endeavour Street.

The Applicant is requested to relocate the vehicle access entry device so as not to conflict with existing infrastructure within the Endeavour Street verge.

*Advice Note: Any damage to Council's existing infrastructure is to be repaired or replaced at the developer's/owner's/builder's cost, in accordance with Condition 21 of the Negotiated Decision Notice.*

### **Electricity Supply**

10. The Applicant is to provide written evidence from Ergon Energy advising if distribution substation/s are required within the development noting the requirement of Condition 17 of the Negotiated Decision Notice.

### **Due Date**

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The due date for providing the requested information is 17 November 2023 accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

### **Other**

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Please quote Council's application number: OP 2023\_5480/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. Hoyer', with a small dot at the end.

**For**  
**Paul Hoyer**  
**Manager Environment & Planning**